

086.0

0002

0007.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

689,300 / 689,300

689,300 / 689,300

689,300 / 689,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC LAUGHLIN JOHN D-ETAL
Owner 2:	MC LAUGHLIN ROSEMARY
Owner 3:	

Street 1: 29 MONTAGUE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Wood Shingle Exterior and 1400 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	269,300		420,000	689,300		54434
							GIS Ref
							GIS Ref
							Insp Date
							03/24/09

PREVIOUS ASSESSMENT									Parcel ID	086.0-0002-0007.B		!7016!		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		LAST REV	
2020	101	FV	269,400	0	6,000.	420,000	689,400	689,400	Year End Roll	12/18/2019	Date		Date	
2019	101	FV	210,200	0	6,000.	414,000	624,200	624,200	Year End Roll	1/3/2019	Time		Time	
2018	101	FV	210,200	0	6,000.	318,000	528,200	528,200	Year End Roll	12/20/2017	Prior Id # 1:		Prior Id # 1:	
2017	101	FV	210,200	0	6,000.	300,000	510,200	510,200	Year End Roll	1/3/2017	Prior Id # 2:		Prior Id # 2:	
2016	101	FV	210,200	0	6,000.	276,000	486,200	486,200	Year End	1/4/2016	Prior Id # 3:		Prior Id # 3:	
2015	101	FV	201,700	0	6,000.	258,000	459,700	459,700	Year End Roll	12/11/2014	hchinal		ASR Map:	
2014	101	FV	201,700	0	6,000.	237,600	439,300	439,300	Year End Roll	12/16/2013	Fact Dist:		Reval Dist:	
2013	101	FV	201,700	0	6,000.	237,600	439,300	439,300		12/13/2012	Year:		LandReason:	

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
	13546-637		9/1/1978			55,000	No	No	Y						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/24/2009									197			PATRIOT			
1/24/2000															
1/24/2000									263			PATRIOT			
12/1/1981												CM			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	05 - Garrison	%		Full Bath:	1	Rating:	Average																
Sty Ht:	2 - 2 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	beige			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Average																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1955	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION								REMODELING											
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	No Unit	RMS	BRS	FL	RES BREAKDOWN											
Prim Int Wall:	1 - Drywall			Functional:				1	6	3													
Sec Int Wall:		%		Economic:																			
Partition:	T - Typical			Special:																			
Prim Floors:	4 - Carpet			Override:																			
Sec Floors:		%		Total:	26.4	%																	
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								COMPARABLE SALES											
Subfloor:				Basic \$ / SQ:	135.00			Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:				Size Adj.:	1.35000002																		
Electric:	3 - Typical			Const Adj.:	0.99000001																		
Insulation:	2 - Typical			Adj \$ / SQ:	180.428																		
Int vs Ext:	S			Other Features:	75000																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:				WtAv\$/SQ:		AvRate:		Ind.Val											
% Heated:	100			LUC Factor:	1.00																		
Solar HW:	NO			Adj Total:	365949			Juris. Factor:			Before Depr:	180.43											
% Com Wall:				Depreciation:	96610			Special Features:	0		Val/Su Net:	120.33											
				Depreciated Total:	269338			Final Total:	269300		Val/Su SzAd	192.36											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 086.0-0002-0007.B																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											


